

Application: EPF/0458/26

Site: 12 Westmede, Chigwell, IG7 5LR

Proposal: Erection of a two-storey attached dwelling with associated access, parking and landscaping

This application proposes a new two-storey attached dwelling on land at 12 Westmede. The plans show a 3-bedroom dwelling with one off-street parking space, cycle storage, bin storage, a new dropped kerb and private garden space.

The site is in an existing residential area. A small infill dwelling is not necessarily unacceptable in principle, but it must fit properly with the street, protect neighbours' amenity, provide adequate parking and avoid harm to trees, biodiversity and highway safety.

The proposed dwelling is designed to match the existing house and nearby properties. EFDC will need to consider whether the plot is large enough for the proposed dwelling without appearing cramped or causing unacceptable overlooking, loss of light, loss of outlook or harm to neighbouring amenity.

The main concern is parking and highways. The site appears to be within a moderate connectivity area under the Essex Parking Standards 2024. Only one parking space is shown. EFDC should therefore confirm whether this is sufficient for a 3-bedroom dwelling and whether it would lead to overspill parking in Westmede or nearby streets.

ECC Highways has also raised an issue because the proposed building appears close to the adopted highway/footway. The Highway Authority has requested a revised plan showing a minimum 0.5 metre clearance. This should be resolved before any decision is made.

There are also unresolved tree and landscaping issues. The arboricultural report identifies important mature oak trees close to the site. EFDC Tree/Landscaping has asked for more detail about tree protection, possible pruning, delivery arrangements, ground protection, materials storage and landscaping. These matters should be dealt with before determination, not left unclear.

The biodiversity information also appears to show that the required biodiversity net gain cannot be achieved fully on site. EFDC should ensure that the statutory biodiversity net gain requirement is secured before development starts.

Recommendation

Chigwell Parish Council objects to the application as currently submitted, unless the outstanding highways, parking, tree, landscaping and biodiversity matters are resolved to the satisfaction of EFDC and the relevant technical consultees before determination.

Recommended comments to EFDC

Chigwell Parish Council objects to the application as currently submitted.

The Parish Council does not object in principle to appropriate small-scale residential infill within an established residential area. However, the current proposal raises unresolved planning concerns relating to parking provision, highway safety, tree protection, landscaping and biodiversity net gain.

The Parish Council asks EFDC to assess the proposed parking against the Essex Parking Standards 2024. The site appears to be within a moderate connectivity area and only one parking space is proposed for a 3-bedroom dwelling. EFDC should be satisfied that this level of provision is policy-compliant and would not result in harmful overspill parking or highway safety issues in Westmede or adjoining streets.

The Parish Council asks EFDC not to determine the application until ECC Highways has confirmed that the relationship between the proposed dwelling and the adopted highway is acceptable. In particular, a revised plan should show the required 0.5 metre clearance from the adopted highway, with no foundations, gutters, windows or other features affecting or oversailing the highway.

The Parish Council also asks EFDC to require further tree and landscaping information before determination. This should include a clear landscape plan, updated tree protection details, any necessary pruning or crown lifting, ground protection, and details of where materials storage, mixing, welfare facilities and spoil storage would be located during construction.

The Parish Council asks EFDC to ensure that the statutory biodiversity net gain requirement is fully secured, including any necessary off-site units or credits, before development commences.

If EFDC is minded to approve the application, the Parish Council requests conditions covering approved plans, materials, parking and cycle storage, EV charging, refuse storage, hard and soft landscaping, tree protection, biodiversity net gain, ecological enhancements, drainage, construction management, delivery hours and contractor parking.